



Connells

Crabbe Street  
Ipswich



## Property Description

An internal viewing is highly recommended for this extended and improved semi-detached character home located to the east of Ipswich. The spacious accommodation comprises of three bedrooms, three reception areas or two reception rooms and one potential for a fourth bedroom, kitchen/breakfast area, utility room, ground floor shower room, separate cloakroom and a refitted first floor family bathroom, garage and off-road parking for several vehicles and has a generously sized rear garden perfect for entertaining.

The home is within easy reach of Ipswich hospital, has many local bus routes into Ipswich town centre, a range of restaurants and local shops in close walking proximity, is in the catchments area for primary and secondary schools and offers local walks in Greenland areas.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Porch

Accessed via composite double glazed entrance door with four way security locks, quarry tiled flooring and further composite double glaze door giving access to:

## Entrance Hall

Stairs rising to the first floor with storage cupboard under with lighting, radiator and doors giving access to:

## Shower Room

Fully tiled shower cubicle with independent shower over, wash hand basin, low-level w/c, tiled flooring, internal window to side, smooth coved ceiling with inset spotlighting and extractor fan.

## Living Room

17' 1" x 14' 2" ( 5.21m x 4.32m )  
Three double glazed sash windows to front with bespoke shutters, exposed and varnished floorboards, picture rail feature fireplace with fully tiled hearth, radiator and smooth coved ceiling.

## Dining/Sitting Area

15' 7" x 14' 3" ( 4.75m x 4.34m )  
Upvc double glazed window to rear, feature fireplace with log burner and marble half, picture rail. high ceilings, strip wood flooring, radiator and access to:

## Kitchen/Breakfast Area

14' 2" x 14' 2" Into Bifolds ( 4.32m x 4.32m Into Bifolds )  
Upvc double glazed window to side, orangery style Victorian roof lighting, double glazed bi-fold doors giving access to the rear garden, strip wood flooring, space and plumbing for American style Fridge freezer, space for range style oven with extractor hood over, vertical wall, radiator, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap inset in a roll edge work surfaces with cupboards and drawers and matching above, island unit and space and plumbing for dishwasher.

## Inner Hall

Wood effect flooring and doors giving access to:

## Cloakroom

Low-level w/c, pedestal wash hand basin with tiled splash back, Victorian style vinyl flooring and smooth ceiling with extractor fan.

## Study Area

11' 4" x 13' 10" ( 3.45m x 4.22m )

Wood effect flooring, skylight window, radiator, smooth coved ceiling and door giving access to:

## Utility Room

9' 4" x 5' 7" ( 2.84m x 1.70m )

Upvc double glazed door giving access to the rear garden, space and plumbing for washing machine. Space for tumble dryer, Victorian tiles flooring, single drainer, stainless steel sink with mixer spray, tap, inset in a worktop with cupboards under and above.

## First Floor

### Split-Level Landing

Two upvc double glazed windows to side, smooth coved ceiling, loft access and doors giving access to:

### Family Bathroom

Upvc double glazed window to front, Victorian style w/c, Victorian style wash hand basin with mixer tap, double ended bath with mixer tap, independent shower over with rainfall shower head and shower screen, tiled walls, extractor fan and Victorian style radiator with heated towel rail.

### Bedroom One

14' 3" x 13' 9" max ( 4.34m x 4.19m max )

Two upvc double glazed sash windows with bespoke shutters to front, wood effect flooring, radiator, smooth coved ceiling and wall light point.

### Bedroom Two

14' 3" x 7' Plus door walk way ( 4.34m x 2.13m Plus door walk way )

Two upvc double glazed windows to rear, upvc double glazed window to side, radiator, smooth coved ceiling and picture rail.

### Bedroom Three

10' 8" x 8' ( 3.25m x 2.44m )

Upvc double glazed window to side, picture rail, smooth coved ceiling and radiator.

### Outside

The ample driveway provides off-road parking for several vehicles and is accessed via double gates and is bordered with flowers trees and shrubs. There is also access to the garage and gated access to the rear garden.

The generously sized rear garden commences with a Indian stone patio area with covered pergola, outside power and lighting. Three sheds to remain, two with power and the garden is bordered with mature trees and shrubs with the remainder laid to lawn. The outside space is ideal for entertaining or for children to play.

### Garage

Accessed via automatic roller door, power and lighting, wall mounted boiler and skylight window.





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EPC Rating: D Council Tax Band: D

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Tenure: Freehold



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